

## **STATE OF TEXAS)**

### **CITY OF STRAWN)**

On this, the 17<sup>th</sup> day of March, 2025 the City Council of the City of Strawn met in regular session to hold a meeting and public hearing. Those in attendance were:

Carl Frazier-Mayor                      Aron Johnson-Mayor Pro-Tem                      Dewaine Lee-Alderman

Delane Abbott-Alderman              Tommy Lackey-Alderman                      Alan Alison-Alderman

Also in attendance was: Danny Miller-filling in for the City Secretary, Abel Saldana-Constable, Jordan Wallace, Tina Spakes, Susan Hurley, Stacey Tretter, Brandi Martin, Angel Hammond, Terri Carver, Jeff Hinkson, Dempsey Dorris, and several other citizens of Strawn and the area.

Carl Frazier called the meeting to order at 6:00 p.m. Roll was called and a quorum was established. Alan Alison led the opening prayer. Carl Frazier led the pledge to the flag. Alan Alison made a motion to approve the minutes from the regular meeting held on February 10, 2025. Aron Johnson seconded the motion. Motion carried 5-0.

During public comments, Susan Hurley mentioned that the county historical tour would be held on April 26<sup>th</sup>. This would take place concurrently with the city wide clean up. The city wide yard sale would take place on April 12<sup>th</sup>. Jeff Hinkson mentioned that he would be requesting that the City place the Strawn Water Works conversion to an office space/dual use space on the next agenda. He also mentioned that there might be opportunity in the future to create a non-profit to help raise funds for refurbishment of City Hall. He also mentioned that the Chamber of Commerce would be contracting with a mural artist to paint a downtown mural.

The Development Corporation of Strawn presented a check to Mayor Frazier for \$3,400 to be spent on new street signs.

Carl Frazier then called for a public hearing to be held regarding annexation of property into the city limits, issuance of tax abatement to the said property as well as adoption of an R.V. Park ordinance. The hearing began at 6:08 p.m. The Mayor, Mr. Jordan Wallace and Danny Miller gave an overview of the proposed actions. There were multiple concerns brought forth by the citizens present. Mrs. Brandi Sizemore had concerns about the property for the proposed R.V. Park being in the flood plain. Alderman Alison had concerns about the R.V. Park Ordinance requiring minimum size to be 40 acres. Ms. Angel Hammond had concerns that the proposed development could run into financial difficulty and not be completed. Several citizens expressed their support for the project. Mr. Miller explained that there had been missed opportunities in the past. He stated that the tax abatement would be giving up something that we don't currently collect. By doing this now, the city could then collect taxes 10 years down the road. It was mentioned that the project would create jobs and recreation opportunities as well as access to modern playground equipment for the citizens of Strawn. After everyone that wished to speak had been granted the opportunity, Mayor Frazier ended the public hearing at 6:37 p.m.

Tommy Lackey made a motion to adopt a Developer's Agreement between the City and HWY 16 L and LP with a change requiring the developer to pay all engineering fees for waste water line to the property. Alan Alison seconded the motion. Motion carried with 4 ayes. Aron Johnson abstained from the discussion and vote.

Alan Alison made a motion to adopt the R.V. Park Ordinance 03-10-2025-1 with a change from minimum size of 40 acres to 25 acres. Tommy Lackey seconded. Motion passed with 4 ayes. Aron Johnson abstained from the discussion and vote.

Alan Alison made a motion to adopt the Annexation Ordinance No. 03-10-2025-2. Tommy Lackey seconded the motion. Motion carried 4-0. Aron Johnson abstained from the discussion and vote.

Delane Abbott made a motion to adopt an Application Resolution Authorizing Erick Macha, Hilltop Securities, Cruz Trujillo, Jacob & Martin and Gregory Miller, Bickerstaff Heath Delgado Acosta to represent the City of Strawn in regards to submission of an application to the Texas Water Development Board for funds related to water plant improvements. Aron Johnson seconded. Motion carried 5-0.

The city council was notified that Linda Jenkins had resigned from the Board of Directors of the Development Corporation of Strawn. There were 3 candidates. Chuck Sowders, Alan Alison and Tanner Hodgkins. Mr. Miller pointed out to the council that if Mr. Alison was appointed, that would make a quorum of the city council also on the DCOS Board. This would require that a city council meeting agenda be posted and the City Secretary required to keep minutes during all DCOS Board Meetings that had all 3 council members present. Mr. Alison withdrew his name from consideration. Alderman Dewaine Lee made it known that he has issues with how DCOS handled a proposed property sale between DCOS and the Hodgkins family. He mentioned that the Hodgkins had always been big supporters of Strawn. He is of the opinion that they were not treated fairly when they attempted to purchase the property they have been leasing for the last 15 years. Mr. Miller suggested that the DCOS consider adopting a policy that included Business Retention and Expansion. DCOS Board President and Alderman Aron Johnson responded that he thought that was worth considering. Upon completion of this discussion, Tommy Lackey made a motion to appoint Chuck Sowders to the vacant seat. Aron Johnson seconded. Motion carried 4-1. Dewaine Lee opposed.

Stacy Tretter made a presentation regarding installation of lights at the softball field. There was some discussion that became heated. Upon completion of her presentation, Jordan Wallace offered to donate \$4,000 toward the total cost of lights. Other members of the audience agreed to make further donations. Alan Alison made a motion to authorize \$2000 expenditure from the parks budget toward light installation. Dewaine Lee seconded the motion. Motion carried 5-0.

Mr. Miller briefed the council regarding the need for smart phones to operate most efficiently when using the productivity/work order/asset management software. The public works crew was reluctant to use their own phones. Mr. Miller suggested offering the employees a \$50 per month stipend to use their personal phones for city use. This would make their personal devices subject to public records requests. The council asked Mr. Miller to check into price to purchase city phones for each employee. Aron Johnson made a motion to table the discussion. Tommy Lackey seconded. Motion to table carried 4-0. Alan Alison abstained.

Mr. Miller informed the council that the garbage contract had a built in automatic 3% increase in rates taking effect on April 1<sup>st</sup>. After some discussion, Alan Alison made a motion to increase the rates charged to customers by 3% to offset the cost increase. Tommy Lackey seconded the motion. Motion carried 5-0.

Mr. Miller presented a letter to the council from Mr. Kyle Wheeler. Mr. Wheeler is the contract operator of record for the Strawn Water Treatment Plant. He has received his "A" operators license. He has asked for a rate increase from \$1250 a month to \$1525 a month. Mr. Miller mentioned that he spoke with a licensed "B" operator that would work for \$100 per hour. He also mentioned that Jacob & Martin offered services of one of their qualified operators for \$110 per hour plus mileage. Mr. Miller stated that Public Works Director Owen Alison has stated that he did not want to make a change at the water treatment plant at this time. Delane Abbott made a motion to approve the rate increase to \$1525 per month. Alan Alison seconded. Motion carried 5-0.

Mr. Miller presented 2 requests to adjust water bills for the month due to leaks. Antonio Rodriguez and Ken Hopkins both had leaks due to freezing weather. Alan Alison made a motion to adjust the bills back to average. Aron Johnson seconded. Motion carried 5-0.

Department Reports: DCOS will meet on April 1<sup>st</sup>. City Administrator reported that he had damaged the backhoe while attempting to set a power pole at the softball field. The damage had been turned into the insurance company and he is waiting for an estimate to complete repairs. He also mentioned that the City Secretary was recovering from surgery and would be back on the job in a couple of weeks. He also mentioned an option to update city codes. He will start reviewing codes of other Type A General Law cities that are much newer than Strawn's current codes. Once he has a few sets to review, he would like to meet with a couple of city council members to go through them and see what best applies to Strawn. These can be then rewritten for Strawn's purposes and adopted as a group. Mr. Miller would then be able to update the new website with these codes. The council instructed Mr. Miller to proceed. Public Works Director submitted a written report that included a summary of tasks completed for the month. Animal Control/Code Enforcement Officer Luis Limon was absent visiting his wife in the hospital.

Mayor Frazier asked the council to hold a meeting before the regular meeting on April 14<sup>th</sup> at the old water tower property to discuss upcoming plans for renovation and repurposing. This will be an open meeting that will be posted in advance for the public. He also mentioned that the city needed to repair the street in front of the old grocery store on West Housely. Water is running into the basement from the city street.

There being no further business to discuss, Alan Alison made a motion to adjourn. Aron Johnson seconded. Meeting adjourned with a vote of 5-0 at 8:50 p.m.

\_\_\_\_\_, Mayor

\_\_\_\_\_, City Secretary